

From: [Cynthia Kofford](#)
To: [Jake Warner](#)
Subject: Bell Canyon Cove Issue
Date: Thursday, October 03, 2019 9:19:37 AM

Dear Mr. Warner:

I am writing to make my opinion part of the record for the Sandy City Planning Commission and the Sandy City Council consideration for the proposed Bell Canyon Cove development. Thank you for holding the Neighborhood meeting last night. You are in a difficult position, trying to gather input from all sides of the zoning issue. It is easy for such situations to create hard feelings amongst those who ought to try to live together in love. I digress.

I own two properties on Jolley Acres Circle which is across the street from the property in question. 11420 Jolley Acres is on the corner of Jolley Acres and 11400 South, and the other one is next door at 11444 Jolley Acres. There are nine homes on this street, all with large animal rights. When we moved here 22 years ago there were approximately 8 families on this street and in the immediate area who housed large animals. Now, there are only approximately 3 families in the immediate area who continue to house large animals. Obviously, the desire for horse property as such has diminished. When we purchased our home we wanted to be further away from our neighbors, we didn't want large animals, and I suppose this is the choice of other individuals who want larger lot sizes. We have always enjoyed the area and have loved living in Sandy.

I attended the meeting last night, although I did not express my opinion on the development vocally because I am in favor of the proposed rezoning request. I recognize that it will be the combined opinion of the City Council which will ultimately prevail.

It appears to me, that despite many concerns being raised last night, most of them are merely a smoke shield for the real opposition which is degradation of property values with the proposed smaller lot sizes. You are, of course, familiar with this ongoing problem. Apparently some of my neighbors believe that if there are small lots near their homes, they are harmed. There were many murmurings about the developers settling for the half acre lots as a "compromise". The original rezoning application was for quarter acre lots, so in my mind, the third acre lots on this application are certainly a compromise.

Currently there is a high demand for residential property in Salt Lake County. Nearly every day in the news we read about the shortage of available housing. While creating a few more lots on this parcel doesn't seem to actually impact this shortage, it is somewhat of a step in the right direction. This is not a rural area. Sandy is a city and continues to grow. Change is difficult to embrace, but it will come, whether we like it or not. We can complain and fight, or we can welcome new friends into our neighborhood. There will be traffic and construction wherever we go, despite our best efforts to avoid it.

I also support the desire of the owners of the 4.5 acres to obtain the most money from their investment. I'm sure when those who currently also own large parcels finally choose to dispose of them, they will want to do so at the highest value to them, whether it be as surviving horse property, or as a subdivision.

Thank you for the time and effort and care you expend in serving the needs of our City!

Sincerely,

Cynthia Kofford